067.0	0005	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	710,700 / 710,700
					USE VALUE:	710,700 / 710,700
					ASSESSED:	710,700 / 710,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		ROCKMONT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH AUSTIN L/ TRUSTEE
Owner 2:	AUSTIN L SMITH TRUST
Owner 3:	
Street 1:	6 ROCKMONT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SMITH AUSTIN L -
Owner 2:	-
Street 1:	6 ROCKMONT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .182 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Wood Shingle Exterior and 1544 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7941.000	249,900		460,800	710,700
Total Card	0.182	249,900		460,800	710,700
Total Parcel	0.182	249,900		460,800	710,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 460.30 | /Parcel: 460.30

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 43081

GIS Ref

GIS Ref

Insp Date 12/12/08

!5749!

PREVIOUS ASSESSMENT

Parcel ID 067.0-0005-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	249,900	0	7,941.	460,800	710,700		Year end	12/23/2021
2021	101	FV	242,400	0	7,941.	460,800	703,200		Year End Roll	12/10/2020
2020	101	FV	242,400	0	7,941.	460,800	703,200	703,200	Year End Roll	12/18/2019
2019	101	FV	191,500	0	7,941.	427,800	619,300	619,300	Year End Roll	1/3/2019
2018	101	FV	191,500	0	7,941.	427,800	619,300	619,300	Year End Roll	12/20/2017
2017	101	FV	191,500	0	7,941.	375,200	566,700	566,700	Year End Roll	1/3/2017
2016	101	FV	191,500	0	7,941.	342,300	533,800	533,800	Year End	1/4/2016
2015	101	FV	186,900	0	7,941.	302,800	489,700	489,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:42:19

LAST REV

Date	Time
12/01/20	10:44:38
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5749

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH AUSTIN L,	70496-568		1/11/2018	Convenience	1	No	No		
	9222-30		9/8/1958	Family		No	No		Barbara Smith dod 1/19/2017

USER DEFINED

Prior Id # 1:	43081
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2016	517	New Wind	2,070					replacement window
3/31/1998	160	Manual	6,000					REROOF
1/9/1998	18	Manual	14,000					REPAIR TERMITE DAM

ACTIVITY INFORMATION

Date	Result	By	Name
12/12/2008	Meas/Inspect	345	PATRIOT
7/8/2004	OWNR INFO	BR	B Rossignol
11/17/1999	Inspected	264	PATRIOT
10/6/1999	Measured	163	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7941		Sq. Ft.	Site		0	70.	0.83	12									460,761						460,800	

Total AC/HA:	0.18230	Total SF/SM:	7941	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	460,761	Spl Credit		Total:	460,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33005178
Const Adj.:	0.99989998
Adj $ / SQ:	172.889
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362192
Depreciation:	112279
Depreciated Total:	249912

COMMENTS

9542 SF LOT ON SUMMER ST SOLD 12/20/2002, 37440-085. PDAS. SUMP PUMP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

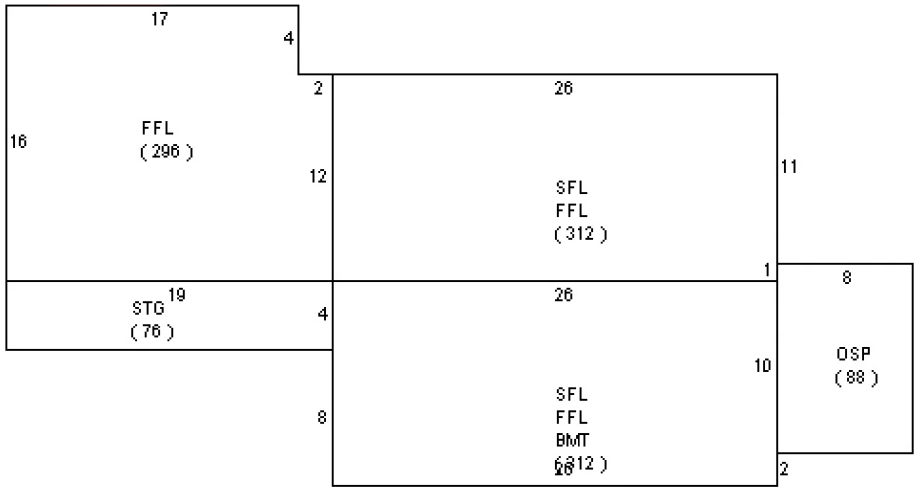
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.89
Special Features:	0	Val/Su Net:	123.71
Final Total:	249900	Val/Su SzAd	161.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	920	172.890	159,058
SFL	Second Floor	624	172.890	107,883
BMT	Basement	312	51.870	16,182
OSP	Screen Porch	88	38.770	3,412
STG	Storage	76	8.630	656

Net Sketched Area:	2,020			Total:	287,191
Size Ad	1544	Gross Area	2020	FinArea	1544

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.0-0005-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc